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10/20/22

Accrual Basis

Blitman Saratoga, LLC**Balance Sheet**

As of September 30, 2022

	<u>Sep 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Ballston Spa Checking 5549	885.89
M&T Checking 3440	6,818.04
<hr/>	
Total Checking/Savings	7,703.93
Other Current Assets	
Preconfirmation Escrow	600,000.00
Selling Commissions - Escrow	48,150.00
<hr/>	
Total Other Current Assets	648,150.00
Total Current Assets	<hr/> 655,853.93
Other Assets	
Deferred Construction Costs	
11 Jane Street	4,195.51
47 Jane Street	736.31
49 Jane Street	2,288.56
57 Jane Street	195,866.07
59 Jane Street	12,609.67
6 Katie Lane	181,434.06
8 Katie Lane	116,480.37
9 Jane Street	195,303.70
Deferred Construction Costs - Other	622,952.31
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Total Deferred Construction Costs	1,331,866.56
Escrow-Attorney Account	134,500.00
Funds Held by Homestead	17,400.00
Hard Site and Gen Cond	4,190,450.17
Land	440,006.72
Nat Grid Electric Deposit 6&7	87,611.64
Nat Grid Gas Deposit 6&7	75,050.92
Soft Costs	
HOA Fees	284.61
Interest Expense	109,468.71
Management Fees	18,270.77
Office Expense	14,220.91
Property Taxes	1,236.12
Water & Sewer	3,549.02
Soft Costs - Other	1,869,899.72
<hr/>	
Total Soft Costs	2,016,929.86
Step Basis Adjustment	<hr/> 102,459.00
Total Other Assets	<hr/> 8,396,274.87
TOTAL ASSETS	<hr/> 9,052,128.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	<hr/> 178,858.73
Total Other Current Liabilities	<hr/> 178,858.73
Total Current Liabilities	178,858.73
Long Term Liabilities	
Due to Goren Brothers	3,300,000.00
Due to Goren Cousins LLC	1,700,000.00
Due to Saratoga Funding	2,456,873.59
Due to SV	563,667.00
Purchasers Deposits-Base Cont	234,500.00

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Accrual Basis

Blitman Saratoga, LLC**Balance Sheet**

As of September 30, 2022

	Sep 30, 22
Purchasers Deposits-Upgrades	99,469.00
Total Long Term Liabilities	8,354,509.59
Total Liabilities	8,533,368.32
Equity	
Capital-GB	-74,360.07
Capital-GSP	-64,123.62
Capital-HNB	883,432.04
Capital-SV	-48,372.54
Capital-TPK	-45,597.22
Net Income	-132,218.11
Total Equity	518,760.48
TOTAL LIABILITIES & EQUITY	<u>9,052,128.80</u>